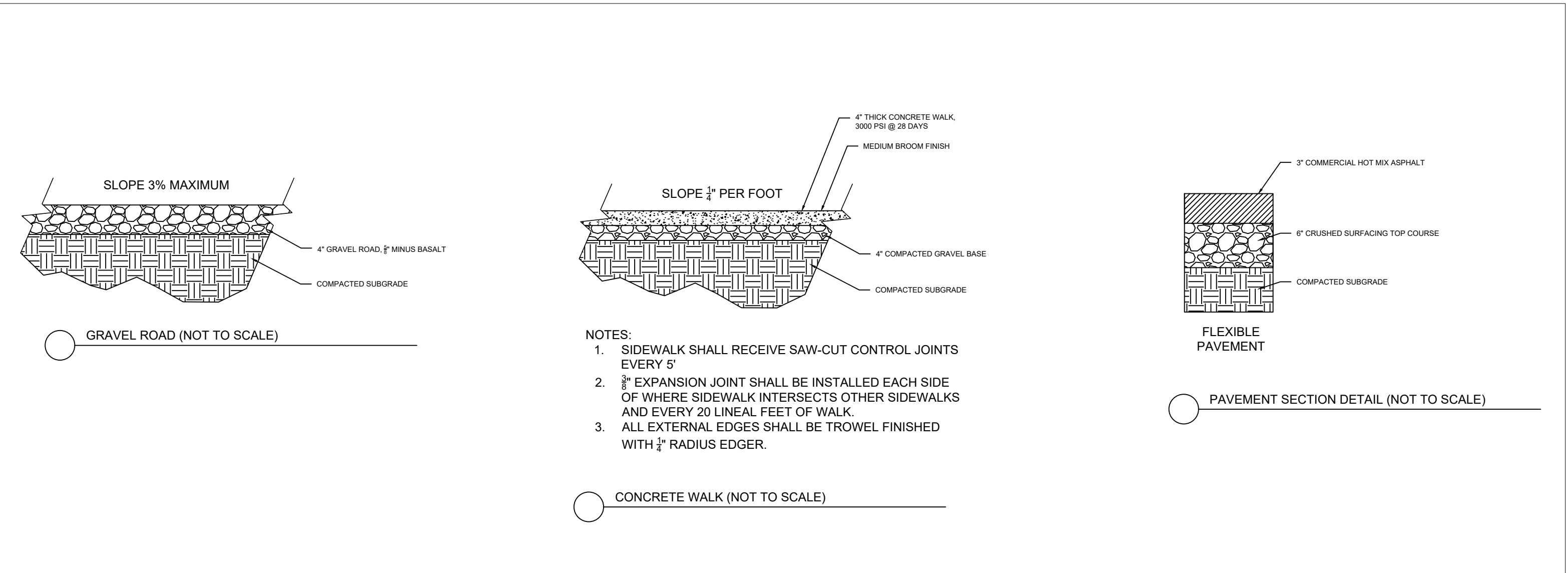
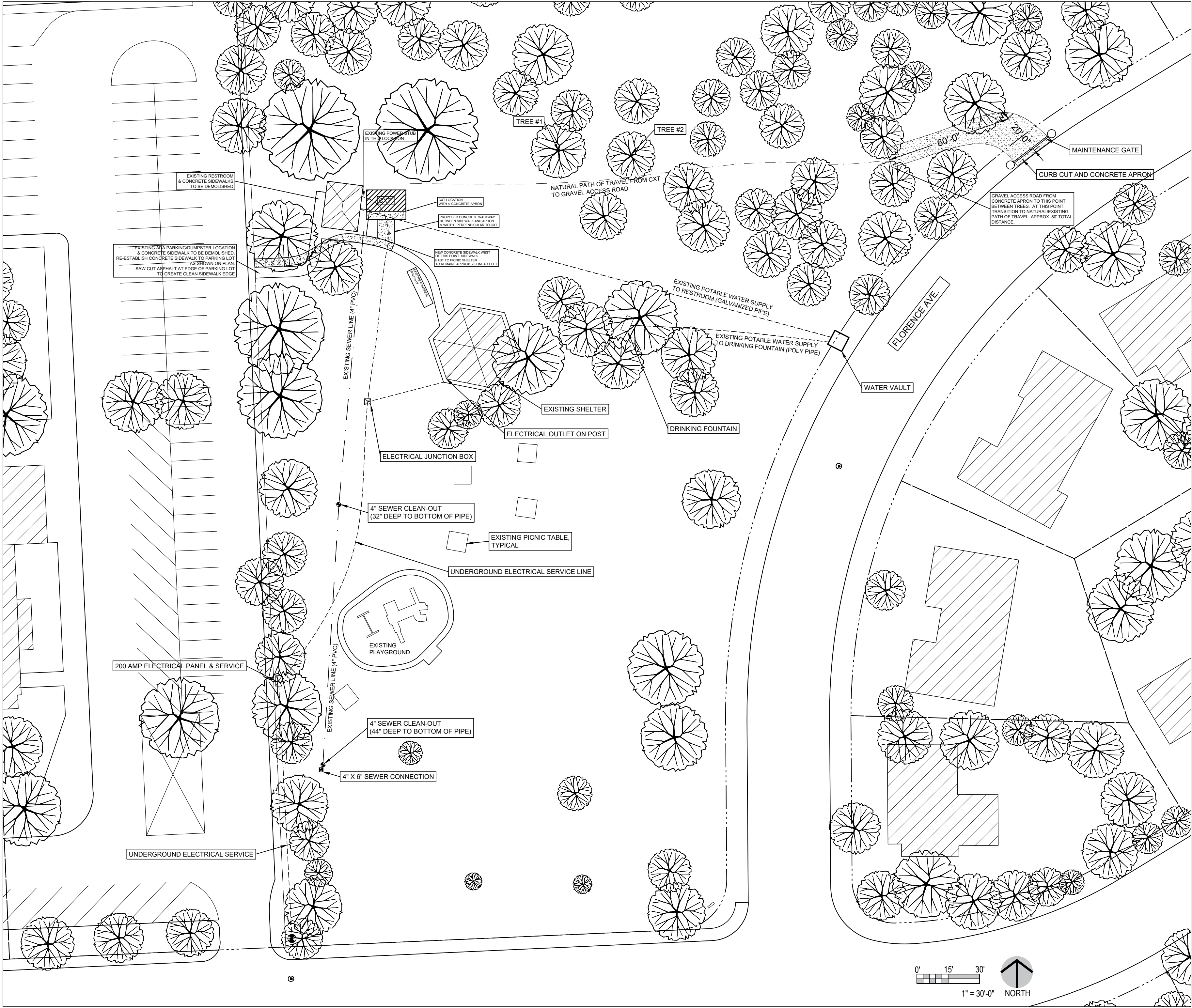


SITE PLAN



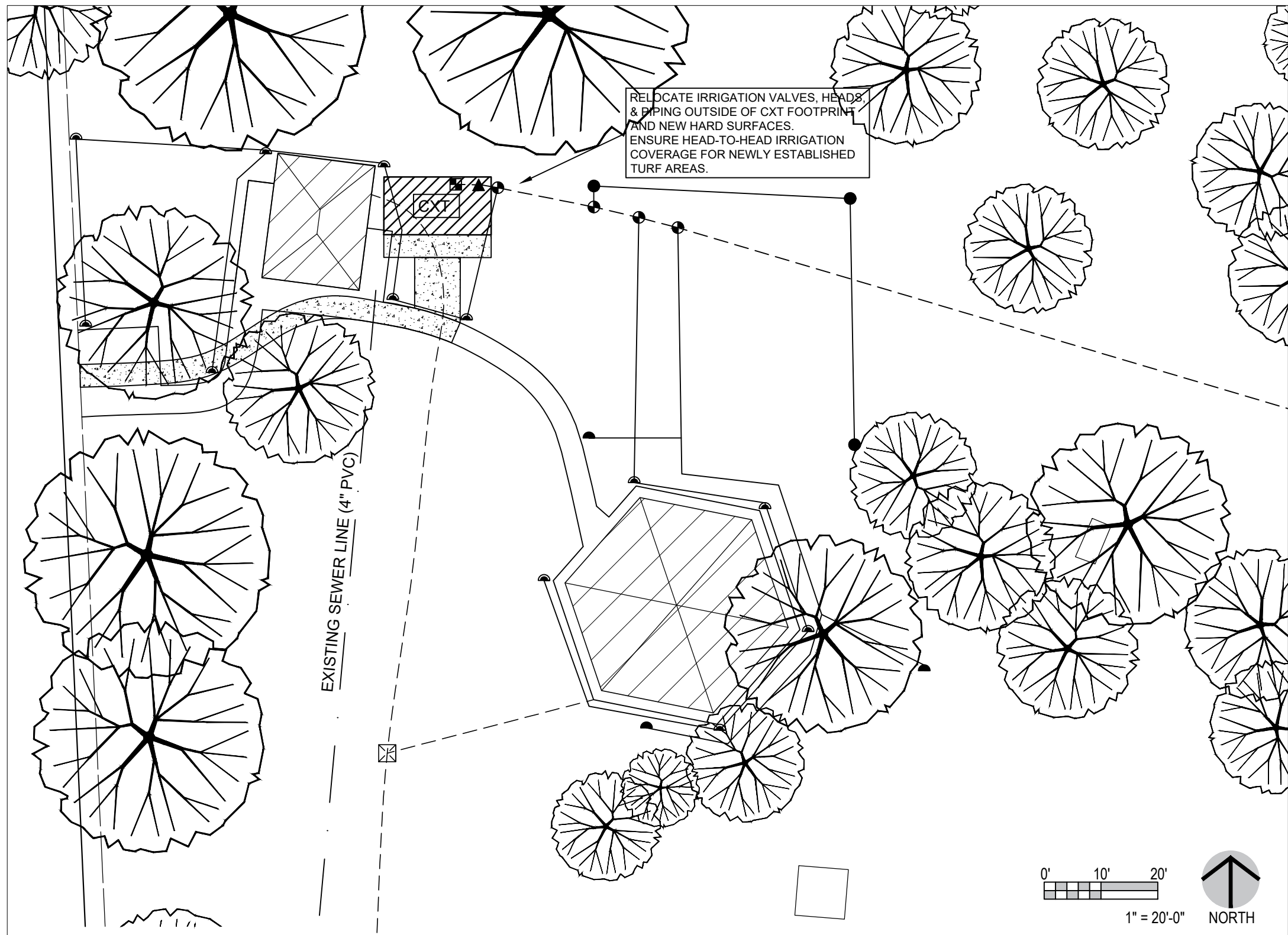
Scope of Work:

- Demolition of existing restroom and parking area asphalt
 - Demolish and haul off existing restroom. Demolish and haul off asphalt adjacent to parking lot west of restroom as noted on plan. Contractor will be responsible for asbestos testing due to age of structure. Return areas to turf through the import of topsoil and installation of sod. Topsoil to be locally sourced sandy loam. Sod to be a bluegrass and perennial ryegrass blend readily available in the Spokane area.
- Extend water, electrical and sewer from existing restroom to new restroom location
 - Existing utilities are noted on plan. As-built information is provided for sewer and irrigation.
- CXT site prep work:
 - Perform all necessary site work to prepare the CXT unit for delivery and installation.
- Owner provided CXT restroom delivered and placed on-site.
 - Contractor to coordinate with manufacturer for installation instructions. Contractor to perform all work as dictated by the manufacturer. Contractor shall manage the installation of the CXT unit with support from Parks staff, as needed.
- Install new concrete sidewalk and apron connecting CXT to existing sidewalk. Concrete shall be formed and poured on a compacted gravel base as shown in detail provided.
- New maintenance road prep and installation:
 - Import/export fill material as necessary to prepare for installation of gravel road.
 - Perform tree pruning to remove dead branches on trees that may interfere with vehicle access.
 - The expectation is that no existing trees will need to be removed.
 - Gravel road to be installed per detail. Gravel to be 5/8" minus crushed basalt readily available in the Spokane area.
 - Add alternate: asphalt pavement in place of gravel surface. Asphalt shall be per detail.
- Concrete cutting of existing curb at Florence:
 - Saw cut existing curb at Florence, remove curb between cuts, and establish a new concrete entrance apron. Curb cutting and entrance apron to be per Spokane County Public Works requirements. Contractor to verify.
- Miscellaneous irrigation repairs & adjustments:
 - Repair all irrigation damaged during construction and return the irrigation system to original operating condition. As-built drawings are included in bid documents.
- Contractor shall rehabilitate all disturbed areas within the park that were disturbed during construction with sod or seeded turf types as approved by Parks Department.
- New access gate off Florence:
 - 20' Manual Double leaf (10' each side) steel swing barrier gate to allow for maintenance vehicle access. Manufacturer to be approved by Parks Department. Gate will be secured with a keyed padlock to be provided by Parks Department. Green color.

REVISIONS FROM ORIGINAL SITE PLAN:

- Re-locate new CXT unit closer to original restroom location as shown on plan.
- Revise irrigation layout in area of new CXT. Ensure head-to-head coverage for all turf areas.
- Connect to existing sewer line at approx. location shown on plan. Sewer depths at clean-outs have been verified and labeled on plan.
- Provide electrical junction box at current location and extend to new location. In the event that existing electrical wiring is undersized, replace with wiring of sufficient size to meet the electrical specifications of the CXT unit. (See CXT engineered drawings)
- Intercept potable water line and re-route to new CXT location.
- Extend gravel maintenance road from concrete apron to a point about 80' from entrance and transition to native soil. Build up maintenance road with basalt ballast rock and infill with 1.5" crushed gravel to provide a solid surface. Remove dead tree branches as needed to provide vertical clearance for CXT crane operations.

IRRIGATION AS-BUILT



NORTHWOODS PARK RESTROOM REPLACEMENT

DEMOLITION & REPLACEMENT OF EXISTING RESTROOM

310 W. REGINA DRIVE
SPOKANE, WA 99218

DATE:
8/27/2024

DRAWN BY:
BCB

REVIEWED BY:

STAMP:

REVISIONS:

10/3/2024

10/16/2024

SHEET NUMBER:

L-1